

TYPE II DEVELOPMENT & ENVIRONMENTAL REVIEW, STAFF REPORT & DECISION

Form DS1401 SPR



Project Name: I-5 RV STORAGE

Case Number: PSR2009-00024, SEP2009-00055, BLA2009-00025 & EVR2009-00042

Location: 8405 NE 8th Avenue

Request: The applicant is requesting a site plan review approval to construct 4 new RV Storage buildings comprising 67 recreation vehicle storage units in 5 phases. The proposal also includes a boundary line adjustment (BLA), and a request to modify the transportation standards to waive frontage improvements along NE 8th Avenue. The approximately 3.43-acre site is zoned General Commercial (GC).

Applicant: Sterling Design, Inc.
2208 E. Evergreen Blvd., Suite A
Vancouver, WA 98661
(360) 759-1794, E-mail: Mail@sterling-design.biz

Contact Person: Joel Stirling, P. E.
2208 E. Evergreen Blvd., Suite A
Vancouver, WA 98661
(360) 759-1794, E-mail: Joel@sterling-design.biz

Property Owner: Hwy 99 Commercial LLC & Harris Family Trust
8320 NE Hwy 99
Vancouver, WA 98665

DECISION

Approved with Conditions

Team Leader's Initials: ATG **Date Issued:** September 25, 2009

County Review Staff:

	<u>Name</u>	<u>Phone: (360)</u> <u>397 2375, Ext.</u>	<u>E-mail Address</u>
Team Leader:	Travis Goddard	4180	Travis.goddard@clark.wa.gov
Planner:	Michael Uduk	4385	Michael.uduk@clark.wa.gov
Engineer Supervisor: (Trans. & Stormwater):	Sue Stepan, PE	4102	Sue.stepan@clark.wa.gov
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Engineering Supervisor: (Trans. Concurrency):	Steve Schulte, PE	4017	Steve.schulte@clark.wa.gov
Engineer (Trans. Concurrency):	David Jardin	4354	David.jardin@clark.wa.gov
Fire Marshal Office	Tom Scott	3323	Tom.scott@clark.wa.gov

Comp Plan Designation: General Commercial (GC)

Parcel Number(s): Tax Lots 62 (145283), 64 (145285), 67 (145288) and 23,27 (145246), located a in portion of the SE ¼ of Section 3 Township 3 North, Range 1 East of the Willamette Meridian.

Applicable Laws:

Clark County Code (CCC) Chapter: 40.350 (Transportation), Section 40.350.020 (Transportation Concurrency), 40.380 (Stormwater Drainage and Erosion Control), 15.12 (Fire Code), 40.230 (Commercial Districts, CG), 40.520.040 (Site Plan Review), 40.320 (Landscaping and Screening), 40.340.010 (Parking and Loading Standards), 40.610 (Impact Fees), 40.570.080 (SEPA), 40.570.080 (C) (3) (k) (Historic & Cultural Preservation), and 40.500 (Procedures)

Neighborhood Association/Contact:

NE Hazel Dell Neighborhood Association
Bud Van Cleve, President
1407 NE 68th Street
Vancouver, WA 98665
(360) 695-1466, E-mail: BSVANC@aol.com
dballou@pacifier.com

Vesting:

An application is reviewed against the subdivision, zoning, transportation, stormwater, and other land development codes in effect at the time a fully complete application for preliminary approval is submitted. If a pre-application conference is required, the application shall earlier contingently vest on the date the fully complete pre-application is filed. Contingent vesting requires that a fully complete application for substantially the same proposal is filed within 180 calendar days of the date the county issues its pre-application conference report.

A pre-application conference on this matter was held on December 23, 2008. The pre-application was determined to be contingently vested as of November 26, 2008, (i.e., the date the fully complete pre-application was submitted).

The fully complete application was submitted on June 23, 2009, and determined to be fully complete on July 10, 2009. Given these facts the application is vested on November 26, 2008. There are no disputes regarding vesting.

Time Limits:

The application was determined to be fully complete on June 23, 2009. Therefore, the County Code requirement for issuing a decision within 78 days lapses on September 26, 2009. The State requirement for issuing a decision within 120 calendar days, lapses on November 7, 2009.

Public Notice:

Notice of application and likely SEPA Determination of Non-Significance (DNS) was mailed to the applicant, Northeast Hazel Dell Neighborhood Association and property owners within 300 feet of the site on July 24, 2009.

Public Comments:

None

Project Overview

The applicant is requesting a Site Plan Review approval to construct 67 RV parking units in 5 phases as follows:

1. Phase 1, Twenty-four (24) units;
2. Phase 2, Twenty-five (25) units;
3. Phase 3, Eight (8) units;
4. Phase 4, Five (5) units; and,
5. Phase 5, Five (5) units. (See Exhibit 1)

The site consists of 3 tax lots; Tax Lot 62 (145283-000), which is 0.93 acres; Tax Lot 64 (145285-000), which is 0.68 acres; Tax Lot 67 (145246-000), which is 0.21 acres; and,

Tax Lot 23, 27 (145246-000), which is 1.61 acres. The applicant is proposing a boundary adjustment (BLA) to ensure that the RV storage units are all located on Tax Lot 62 (145283-000) as described in the attached Exhibit 1. The boundaries of Tax Lot 64 (145285-000) and Tax Lot 67 (145288-000) will be reconfigured as described in Exhibit 1B; and, these lots (together with Tax Lot 23, 27 (145246-000) will have access for ingress and egress onto NE Highway 99. There are 2 existing single-family dwellings on the site. The approximately 3.43 acre site is zoned General Commercial (GC).

Table 1 describes the comprehensive plan designation, zoning, and current land use on the site, and on the abutting properties:

Table 1: Comp Plan, Zoning and Current Land Use

Compass	Comp Plan	Zoning	Current Land Use
Site	GC	GC	The westerly parcel is vacant while the two easterly parcels each contain a single family dwelling. The topography is generally flat.
North	GC	GC	Commercial establishments.
East	GC	GC	Commercial establishments.
South	GC	GC	Commercial establishments.
West	GC	GC	NE 8 th Avenue and 1-5 freeway

The USDA Soil Conservation Service, Soil Survey of Clark County, Washington, 1972, classifies the soils on the site as those of Odne silt loam (OdB) on slopes ranging from zero to 5 percent; and Hillsboro silt loam (HoB, HoC) on slopes ranging from 3 to 5 percent. Odne silt loam is a hydric soil according to the Clark County Hydric Soils List. There are no jurisdictional wetlands, shorelines, a 100-year flood plain or buffer, and potentially unstable slopes mapped on the site by the county's GIS Mapping System.

The property is located within the City of Vancouver urban growth area. It is situated in an area served by Park District 8, Fire Protection District 6, and the Vancouver School District. Clark Public Utilities (CPU) provides public water and Clark Regional Wastewater District provides public sewer service in the area.

Staff Analysis

Staff first analyzed the proposal in light of the 16 topics from the Environmental Checklist (see list below). The purpose of this analysis was to identify any potential adverse environmental impacts that may occur without the benefit of protection found within existing ordinances.

- | | |
|---------------------------------|--|
| 1. Earth | 9. Housing |
| 2. Air | 10. Aesthetics |
| 3. Water | 11. Light and Glare |
| 4. Plants | 12. Recreation |
| 5. Animals | 13. Historic and Cultural Preservation |
| 6. Energy and Natural Resources | 14. Transportation |
| 7. Environmental Health | 15. Public Services |
| 8. Land and Shoreline Use | 16. Utilities |

Staff then reviewed the proposal for compliance with applicable code criteria and standards in order to determine whether all potential impacts will be mitigated by the requirements of the code.

Staff's analysis also reflects review of agency and public comments received during the comment period, and knowledge gained through a site visit.

Major Issues:

Only the major issues, errors in the development proposal, and/or justification for any conditions of approval are discussed below. Staff finds that all other aspects of this proposed development comply with the applicable code requirements, and, therefore, are not discussed below.

LAND USE:

Boundary Line Adjustment (BLA):

Finding 1

The applicant is proposing to boundary line adjust Tax Lots 62 (145283), 64 (145285), 67 (145288) and 23, 27 (145246) as shown in Exhibit 1C. The BLA will ensure that the proposed RV storage units are all located on Tax Lot 62 (145283), which occupies the westerly half of the property.¹

The site comprises four tax lots of record, as described above, totaling approximately 3.43 acres. The area of each parcel before and after BLA is completed is as follows:

1. Tax Lot 62 (145283) is currently approximately 0.93 acres in area. When the BLA is completed, the area of the lot will be increased to approximately 2 acres;
2. Tax Lot 64 (145285) is currently approximately 0.68 acres in area. When the BLA is completed, the area of the lot will be decreased to approximately 0.35 acres;

¹ A boundary line adjustment cannot create any new lots; therefore a determination of the number of legal lots of record must be made. A legal lot of record is a parcel which was in compliance with both the platting, if applicable, and zoning laws in existence when the lot was originally created or segregated or which is otherwise determined to be consistent with the criteria of CCC 40.520.010(E). Owners of such lots shall be eligible to apply for building permit or other County development review, pursuant to County code.

3. Tax Lot 67 (145288) is currently approximately 0.21 acres in area. When the BLA is completed, the area of the lot will be increased to approximately 0.38 acres; and,
4. Tax Lot 23, 27 (145246) is currently approximately 1.61 acres in area. When the BLA is completed, the area of the lot will be decreased to approximately 0.69 acres.

Staff finds that all four lots will meet the minimum area in GC zone when the adjustments are completed. The request is consistent with County zoning regulations. Furthermore, the resulting lot configuration does not create any new lots. All resulting lots would, therefore, be considered separate legal lots of record.

This review does not accomplish the BLA. The applicant must file the necessary BLA documentation with the Clark County Assessor's Office to record the BLA with the Auditor's Office prior to final site plan approval. (See Condition A-1a)

Finding 2

This property is zoned General Commercial (GC). The applicant is proposing a site plan review to construct 67 RV storage units in 5 phases as described and summarized in the Project Overview Section of this report. The code allows RV storage as an outright permitted use in Table 40.230.010 (9) (m) (Uses). Staff finds that the proposed use is consistent with the applicable code sections; therefore, no condition of approval is necessary.

Finding 3

Clark County Code 18.313.040 provides the following lot requirements in the GC district. The proposed development must comply with the lot requirements of this code section.

Table 40.230.010-3: Setbacks, Lot Coverage and Building Height: GC Zone	
Minimum setbacks	Pursuant to buffering and screening standards contained in Chapter 40.320, Table 40.320.010-1
Minimum setbacks adjacent to residential district	Pursuant to the screening and buffering standards contained in Chapter 40.320, Table 40.320.010-1, plus an additional 1/2 foot for each foot the building exceeds 20 feet in height to a maximum setback requirement of 40 feet. Buildings in excess of 20 feet may be stepped.
Maximum lot coverage	Maximum determined by compliance with screening and buffering standards contained in Chapter 40.320, Table 40.320.010-1, the Stormwater and Erosion Control Ordinance (Chapter 40.380, and all other applicable standards.
Maximum building height	None

(See Condition A-1b)

Site Plan Review Standards

Finding 4

CCC 40.320.010 (Landscaping and Screening) requires perimeter landscaping and screening between adjoining properties and uses. The degree and height of the required screening is based on the zoning of the project site and the neighboring property.

Landscaping is required along the front of all buildings. The minimum requirements are landscaping trees, of a suitable species [per 40.320.010 (E) (4)], planted every thirty (30) feet on center in a landscaped strip or tree wells along the length of the building. Staff finds and concludes that this standard would not work well with the proposed RV storage structures because it would clutter the vehicle storage spaces and potentially pose safety concerns. Therefore, this standard is not imposed because the applicant is providing adequate perimeter landscaping to satisfy this requirement.

Finding 5

Ordinarily, this site would be required to comply with the following landscaping standards.

- a. On the north, the required landscaping schemes are L1 within a 5-foot buffer.
- b. On the east, the required landscaping scheme is L1 within a 5-foot buffer.
- c. On the south, the required landscaping scheme is L1 within a 5-foot buffer.
- d. On the west, the required landscaping scheme is L2 within a 10-foot buffer.

Staff finds that Sheet 12 of 12 of the preliminary site plan provides a proposed landscape plan, which when implemented could comply with the applicable standards in the code. Staff finds that this standard is met; therefore, no new condition of approval is necessary.

Off Street Parking

Finding 6

The site plan has not identified any visitors' parking. The applicant shall revise the proposed site plan and provide, at a minimum, 3 off-street parking spaces for visitors. (See Condition A-1c)

The applicant shall designate one (1) of the off-street parking stalls as handicapped parking.

If only one handicapped parking is provided, then that handicapped parking must be van accessible. (CCC 40.340.010 (B) (6) and Table 1106-1 (Accessible Parking Spaces, International Building Code (IBC), 2006). (See Condition A-1c).

Finding 7

The site plan being reviewed does not show an enclosed solid waste disposal area per the applicable code sections. The applicant shall revise the site plan to show an

enclosed solid waste disposal area per the applicable section of the code. (See Condition A-1d)

Conclusion (Land Use):

Staff concludes that the proposed preliminary plan, subject to conditions identified above, meets the land use requirements of the Clark County Code.

ARCHAEOLOGY:

(See Condition A-1e.)

TRANSPORTATION:

Pedestrian/Bicycle Circulation Plan

Finding 1

Pedestrian circulation facilities in compliance with the Americans with Disabilities Act are required in accordance with the provisions of Section CCC 40.350.010. The proposal meets the pedestrian circulation code.

Road Circulation Plan

Finding 2

The applicant submitted a cross circulation plan on Tuesday, September 15, 2009. The applicant indicates a road connection between NE 8th Avenue and NE Highway 99 is feasible to the north. It is highly questionable whether or not a connection is feasible when evaluating the circulation plan. The minimum required intersection spacing distance on NE Highway 99, an "Urban Principal Arterial", is 600 feet. It would be difficult to provide the roadway connection within the existing block length of approximately 1000 feet between NE 86th Street and NE 82nd Avenue. The project complies with the circulation plan requirements, Section CCC 40.350.030(B)(2).

Roads

Finding 3

NE 8th Avenue is a "Local Industrial" roadway and the associated standard drawing is number 22A. The required full width improvements are 50 feet of right-of-way, 32 feet of paved width, 6-foot attached sidewalks, curbs, gutters, and sidewalks. The existing improvements include 54 to 52 feet of right-of-way, 31 feet of paved width, an attached 5-foot sidewalk, curb, and gutter along the frontage. The improvements lack a foot of paved width, a sidewalk, curb, gutter, on the opposite side of the roadway. Commercial truck traffic will use NE 8th Avenue and, as a result, the base rock and asphalt thicknesses shall be consistent with a road section identified by standard detail number 22A or it shall be demonstrated the existing base rock and asphalt thicknesses are sufficient. A minor road modification has been submitted to address the deficiency.

The proposed driveway approach shall be as consistent as possible with standard drawing F16 or F17. A modified driveway approach is appropriate. Diagrams of turning movements at the driveway approach and on-site shall be provided. (See Condition A-2a)

Road Modifications (EVR2009-00042)

The applicant submitted a minor road modification dated September 15, 2009. The applicant has asked for the existing frontage improvements to remain without rebuilding the frontage improvements including widening the paved width.

The improvements lack a foot of paved width and a sidewalk, curb, gutter, on the opposite side of the roadway. A minor road modification has been submitted to address the deficiency.

The applicant proposes that the minor road modification request can be justified per CCC 40.550.010(D)(1) which states that:

"The existing road frontage is not constructed to the current transportation standards but determined to meet operational and safety criteria."

The applicant states that NE 8th Avenue was improved by WSDOT with the improvements made to I-5. The applicant was not able to locate as-built drawings of the roadway in order to analyze the base rock and asphalt thicknesses. The applicant believes the type of vehicles accessing the proposed site will not require the base rock and asphalt thicknesses of an industrial roadway.

Staff believes the applicant has provided sufficient justification for the road modification request per CCC 40.550.010(D)(1). However, the applicant shall verify the base rock and asphalt thicknesses of the frontage of NE 8th Avenue are sufficient by performing a thump test or analyzing a core sample of the frontage. (See Condition A-2b)

Staff's recommendation is Approval subject to a condition.

Sight Distance

Finding 4

The applicant has submitted a sight distance analysis letter dated June 12, 2009.

The approval criteria for sight distances are found in CCC 40.350.030(B)(8). This section establishes minimum sight distances at intersections and driveways. Landscaping, trees, utility poles, and miscellaneous structures will not be allowed to impede required sight distance requirements at all proposed driveway approaches and intersections. The applicant shall meet the standards of CCC 40.350.030(B)(8) and provide analysis of the intersection of NE 82nd Avenue and NE Highway 99. (See Condition A-2c)

Phasing

Finding 5

If the proposal is constructed in phases, each individual proposed phase shall be designed with sufficient transportation improvements and comply with CCC 40.350.

The required transportation improvements for each proposed phase will be reviewed during final engineering review. (See Condition A-2d)

Conclusion (Transportation):

Staff concludes that the proposed preliminary plan, subject to conditions identified above, meets the transportation requirements of the Clark County Code.

TRANSPORTATION CONCURRENCY:

Public Works Transportation Staff has reviewed the application and does not have any concerns about the project.

STORMWATER:

Applicability

Finding 1

The Stormwater and Erosion Control Ordinance (CCC 40.380) applies to development activities that result in 2,000 square feet or more of new impervious area within the urban area; the platting of single-family residential subdivisions in an urban area; and all land disturbing activities not exempted in section 40.380.030.

The project will create more than 2,000 square feet of new impervious surface, involves platting of a single-family residential subdivision, and is a land disturbing activity not exempted in section 40.380.030. Therefore, this development shall comply with the Stormwater and Erosion Control Ordinance (CCC 40.380).

The erosion control ordinance is intended to minimize the potential for erosion and a plan is required for all projects meeting the applicability criteria listed in CCC 40.380.050. This project is subject to the erosion control ordinance.

Stormwater Proposal

Finding 2

The applicant proposes to utilize a bioswale for water quality control and a detention facility for the purpose of water quantity control. The facilities are to be privately owned and maintained.

The preliminary stormwater report identifies a 100-year/24-hour storm precipitation depth as being 5.0 inches. The 10-year/24-hour storm event precipitation depth is 4.0 inches. In addition, the 2-year/24-hour storm event precipitation depth is identified as being 3.0 inches.

Per CCC 40.380.040(C)(1)(g), the project shall not materially increase or concentrate stormwater runoff onto an adjacent property or block existing drainage from adjacent lots. (See Condition A-5a)

According to CCC 40.380.050 (B)(8), properties and waterways downstream from development sites shall be protected from erosion due to increases in the volume, velocity, and peak flow rate of stormwater runoff from the project site. Stormwater

exiting a parcel shall be discharged with adequate energy dissipaters within the development site to prevent downstream damage according to CCC 40.380.040 (C)(1)(d). An offsite analysis extending a minimum of one-fourth of a mile downstream from the development site in compliance with the provisions of Section CCC 40.380.040(B)(2) is required. (See Condition A-5b)

It appears the amount of impervious area estimated for the pre-developed site analysis may be too great. Per CCC 40.380.040 (C)(2)(b), Table III-1.3, SCS Western Washington Runoff Curve Numbers of the BMP Manual shall be used to calculate predevelopment and post-development runoff with the following constraints:

1. Predevelopment land use shall be established as the use over the last thirty (30) years which results in the least amount of site runoff, as demonstrated by evidence acceptable to the responsible official. Acceptable evidence may include, but not be limited to thirty (30) year old aerial photos, crop history or tax assessor records. (See Condition A-5c)

The proposed stormwater facilities shall be located inside a private stormwater easement. Per CCC 40.380.040 (H)(3)(b), an easement or a covenant acceptable to the responsible official shall be provided to the county for purposes of inspection of privately maintained facilities. (See Condition A-5d)

Phasing

Finding #3

Each individual proposed phase shall be designed with sufficient stormwater management facilities and comply with CCC 40.380. The required stormwater improvements for each proposed phase will be reviewed by the final engineer. (See Condition A-5e)

Conclusion (Stormwater):

Staff concludes that the proposed preliminary stormwater plan, subject to the conditions above, is feasible. Therefore, the requirements of the preliminary plan review criteria are satisfied.

FIRE PROTECTION:

Finding 1 - Fire Marshal Review

This application was reviewed by Tom Scott in the Fire Marshal's Office. Tom can be reached at (360) 397-2375 x4095 or 3323, or e-mail at tom.scott@clark.wa.gov. Information can be faxed to Tom at (360) 759-6063. Where there are difficulties in meeting these conditions or if additional information is required, contact Tom in the Fire Marshal's office immediately.

Finding 2 – Building Construction

Building construction occurring subsequent to this application shall be in accordance with the provisions of the county's building and fire codes. Additional specific

requirements may be made at the time of building construction as a result of the permit review and approval process. (See Condition B-1b)

Finding 3 – Fire Flow

Fire flow in the amount of 2,750 gallons per minute (gpm) supplied at 20 pounds per square inch (psi) for 2 hours duration is required for this application. Information from the water purveyor indicates that the required fire flow available at the site is estimated at 4,000 gpm. Water mains supplying fire flow and fire hydrants shall be installed, approved and operational prior to the commencement of combustible building construction. Fire flow is based upon a 11,000 sq. ft. type V-B constructed building. (See Condition B-1c)

Finding 4 – Fire Hydrant

Fire hydrants are required for this application. Either the indicated number or the spacing of the fire hydrants is inadequate. Provide fire hydrants such that the maximum spacing between hydrants does not exceed 300 feet and such that no portion of the building exterior is in excess of 300 feet from a fire hydrant as measured along approved fire apparatus access roads. Three (3) fire hydrants are required to support the fire flow of 2,750 gpm. (See Condition A-9a)

Fire hydrants shall be provided with appropriate 'storz' adapters for the pumper connection. A 3-foot clear space shall be maintained around the circumference of all fire hydrants. The local district fire chief approves the exact locations of fire hydrants. (See Condition A-9a)

Finding 5 – Fire Apparatus Access

Fire apparatus access is required for this application. The roadways and maneuvering areas as indicated in the application adequately provide required fire apparatus access. Ensure that fire apparatus access roads maintain an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13.5 feet. Roadways shall be an all weather driving surface and capable of supporting the imposed loads of fire apparatus. (See Condition A-9b)

Finding 6 – Fire Alarm System

An approved fire alarm system is required at the time of construction for buildings subject to this application. Such systems require separate reviews, permits and approvals issued by the fire marshal's office. (See Condition B-1d)

Conclusion (Fire Protection):

Staff finds that the proposed preliminary plan, subject to conditions identified above, meets the fire protection requirements of the Clark County Code.

WATER & SEWER SERVICE:

Finding 1

Clark Public Utilities (CPU) and Clark Regional Wastewater District provides potable water and sewer services in the area, respectively. The utility reviews for water and

sewer services from the service providers indicate that adequate services exist at the site to support the proposed development. Therefore, no additional condition of approval is necessary.

Finding 2

Submittal of a "Health Department Evaluation Letter" is required as part of the Final Construction Plan Review application. If the Evaluation Letter specifies that an acceptable "Health Department Final Approval Letter" must be submitted, the Evaluation Letter will specify the timing of when the Final Approval letter must be submitted to the county (e.g., at Final Construction Plan Review, Final Plat Review or Prior to Occupancy). The Health Department Evaluation Letter will serve as confirmation that the Health Department conducted an evaluation of the site to determine if existing wells or septic systems are on the site, and whether any structures on the site have been/are hooked up to water and/or sewer. The Health Department Final Approval Letter will confirm that all existing wells and/or septic systems have been abandoned, inspected and approved by the Health Department (if applicable). (See Condition A-8)

Conclusion (Water & Sewer Service):

Staff finds that the proposed preliminary plan, subject to conditions identified above, meets the water and sewer service requirements of the Clark County Code.

IMPACT FEES:

Traffic Impact Fees

Finding 1

The property is located in the Hazel Dell traffic impact fees district. While a commercial development is exempt from park and school impact fees exaction, it is not exempt from traffic impact fees exaction. Therefore this development will be assessed Hazel Dell traffic impact fees in accordance with CCC 40.610 & 40.620 (Impact Fees).

"In accordance with CCC 40.610 & 40.620, Traffic Impact Fees for Hazel Dell TIF district for the proposed 67-unit 1-5 RV Storage is as follows:

1. Phase 1, \$2,576.11 for 24 RV Storage units;
2. Phase 2, \$2,683.45 for 25 RV Storage units;
3. Phase 3, \$858.70 for 8 RV Storage units;
4. Phase 4, \$536.69 for 5 RV Storage units; and,
5. Phase 5, \$536.69 for 5 RV Storage units. The total TIF amount is **\$7,191.64.**

Trip carry-over from the 2 existing single-family dwellings amounts to: **-\$7,337.32.**

Therefore, the traffic impact fees owing is **-\$145.68.** The applicant does not owe any TIF; but, *no cash credits or refunds will apply to permit application.*

The impact fees for this site plan shall be fixed for a period of three years, beginning from the date of preliminary site plan approval, , and expiring on

Impact fees for permits applied for following said expiration date shall be recalculated using the then-current regulations and fees schedule.² See condition of approval E-1

SEPA DETERMINATION

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance (The impacts cannot be mitigated through conditions of approval and, therefore, require the preparation of an Environmental Impact Statement (EIS);**
- **MDNS = Mitigated Determination of Non-Significance (The impacts can be addressed through conditions of approval); or,**
- **DNS = Determination of Non-Significance (The impacts can be addressed by applying the County Code).**

The likely SEPA determination of Non-Significance (DNS) in the Notice of Development Review Application issued on July 24, 2009, is hereby final.

SEPA APPEAL PROCESS:

An **appeal** of this SEPA determination and any required mitigation must be filed with the Department of Community Development within fourteen (14) calendar days from the date of this notice. The SEPA appeal fee is **\$1,493**.

A **procedural appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance). A **substantive appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing County Code or other law.

Issues of compliance with existing approval standards and criteria can still be addressed in the public hearing without an appeal of this SEPA determination.

Both the **procedural and substantive appeals** must be filed within fourteen (14) calendar days of this determination. Such appeals will be considered in the scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

² The applicant should note that the trip carry-over for the 2 existing single family dwellings are based on current TIF rates; and, the rates are valid for 3 years. After the initial 3-year validity, any increases in TIF rates could push amount over their current carry-over rates.

Appeals must be in writing and contain the following information:

1. The case number designated by the County and the name of the applicant;
2. The name and signature of each person or group (petitioners) and a statement showing that each petitioner is entitled to file an appeal as described under Section 40.510.030(H) of the Clark County Code. If multiple parties file a single petition for review, the petition shall designate one party as the contact representative with the Development Services Manager. All contact with the Development Services Manager regarding the petition, including notice, shall be with this contact person;
3. A brief statement describing why the SEPA determination is in error.

The decision of the Hearing Examiner on any SEPA procedural appeal can not be appealed to the Board of County Commissioners, but must pursue judicial review.

Staff Contact Person: Michael Uduk, (360) 397-2375, ext. 4385
Travis Goddard, (360) 397-2375, ext. 4180

Responsible Official: Michael V. Butts, Development Services Manager

DECISION

Based upon the proposed site and landscaping plans (identified as Exhibits 1 and 1c), and the findings and conclusions stated above, the Development Services Manager hereby **APPROVES** this request, subject to the following conditions of approval:

CONDITIONS OF APPROVAL

A Final Construction/Site Plan Review **Review & Approval Authority: Development Engineering**

Prior to construction, a Final Construction/Site Plan shall be submitted for review and approved, consistent with the approved preliminary plan and the following conditions of approval:

A-1 Final Site Plan:

The applicant shall submit and obtain County approval of a final site plan in conformance to CCC 40.350 and the following conditions of approval:

- a. The applicant shall file the necessary boundary line adjustment (BLA) documentation with the Clark County Assessor's Office to record the BLA with the Auditor's Office prior to final site plan approval. (See Land Use Finding 1)

- b. The proposed development shall comply with the applicable development standards on the CG zoning district. (See Land Use Finding 3)
- c. The applicant shall provide 3 parking spaces for the use of customers and staff. One of the handicapped parking spaces shall be a van accessible space consistent with the applicable sections of the International Building Code adopted by Clark County. (See Land Use Finding 6)
- d. The applicant shall revise the site plan to show an enclosed solid waste disposal area consistent with the applicable sections of the code. (See Land Use Finding 7)
- e. Archaeology - *A note shall be placed on the face of the final site plan and construction plans as follows:*

"If any cultural resources and/or human remains are discovered in the course of undertaking the development activity, the Department of Archaeology and Historic Preservation in Olympia and Clark County Community Development shall be notified. Failure to comply with these State requirements may constitute a Class C Felony, subject to imprisonment and/or fines."

A-2 Final Transportation Plan/On-Site:

The applicant shall submit and obtain County approval of a final transportation design in conformance to CCC 40.350 and the following conditions of approval:

- a. The proposed driveway approach shall be as consistent as possible with standard drawing F16 or F17. A modified driveway approach is appropriate. Diagrams of turning movements at the driveway approach and on-site shall be provided.
- b. The applicant shall verify the base rock and asphalt thicknesses of the frontage of NE 8th Avenue are sufficient by performing a thump test or analyze a core sample of the frontage.
- c. The applicant shall meet the standards of CCC 40.350.030(B)(8) and provide analysis of the intersection of NE 82nd Avenue and NE Highway 99.
- d. Each individual proposed phase shall be designed with sufficient transportation improvements and comply with CCC 40.350.

A-3 Final Transportation Plan/Off Site (Concurrency):

The applicant shall submit and obtain County approval of a final transportation design in conformance to CCC 40.350:

None

A-4 Transportation:

- a. Signing and Striping Plan: The applicant shall submit a signing and striping plan and a reimbursable work order, authorizing County Road Operations to perform any signing and pavement striping required within the County right-of-way. This plan and work order shall be approved by the Department of Public Works prior to final plat or final site plan approval.
- b. Traffic Control Plan: Prior to issuance of any building or grading permits for the development site, the applicant shall obtain written approval from Clark County Department of Public Works of the applicant's Traffic Control Plan (TCP). The TCP shall govern all work within or impacting the public transportation system.

A-5 Final Stormwater Plan:

The applicant shall submit and obtain County approval of a final stormwater plan for on and off-site facilities (as applicable), designed in conformance to CCC 40.380 and the following conditions of approval:

- a. Per CCC 40.380.040(C)(1)(g), the project shall not materially increase or concentrate stormwater runoff onto an adjacent property or block existing drainage from adjacent lots.
- b. According to CCC 40.380.050 (B)(8), properties and waterways downstream from development sites shall be protected from erosion due to increases in the volume, velocity, and peak flow rate of stormwater runoff from the project site. Stormwater exiting a parcel shall be discharged with adequate energy dissipaters within the development site to prevent downstream damage according to CCC 40.380.040 (C)(1)(d). An offsite analysis extending a minimum of one-fourth of a mile downstream from the development site in compliance with the provisions of Section CCC 40.380.040(B)(2) is required.
- c. The proposal shall comply with CCC 40.380.040 (C)(2)(b).
- d. The proposed stormwater facilities shall be located inside a private stormwater easement. Per CCC 40.380.040 (H)(3)(b), an easement or a covenant acceptable to the responsible official shall be provided to the county for purposes of inspection of privately maintained facilities.
- e. Each individual proposed phase shall be designed with sufficient stormwater management facilities and comply with CCC 40.380.

A-6 Erosion Control Plan:

- a. The applicant shall submit and obtain County approval of a final erosion control plan designed in accordance with CCC 40.380.

A-7 Final Landscape Plan:

The applicant shall submit and obtain county approval of final landscape plan consistent with the approved preliminary landscape plan and conditions listed below (ref: CCC 40.320).

(See Land Use Finding 5)

A-8 Health Department Review:

Submittal of a "Health Department Project Evaluation Letter" is required as part of the Final Construction Plan Review or early grading application. If the Evaluation Letter specifies that certain actions are required, the Evaluation Letter will specify the timing of when those activities must be completed (e.g., prior to Final Construction Plan Review, construction, Provisional Acceptance, Final Plat Review, building permit issuance, or occupancy), and approved by the Health Department.

A-9 Fire Marshal Requirements:

a. Fire Hydrant

Fire hydrants are required for this application. Either the indicated number or the spacing of the fire hydrants is inadequate. Provide fire hydrants such that the maximum spacing between hydrants does not exceed 300 feet and such that no portion of the building exterior is in excess of 300 feet from a fire hydrant as measured along approved fire apparatus access roads. Three (3) fire hydrants are required to support the fire flow of 2,750 gpm.

Fire hydrants shall be provided with appropriate 'storz' adapters for the pumper connection. A 3-foot clear space shall be maintained around the circumference of all fire hydrants. The local district fire chief approves the exact locations of fire hydrants. (See Fire Protection Finding 4)

b. Fire Apparatus Access

Fire apparatus access is required for this application. The roadways and maneuvering areas as indicated in the application adequately provide required fire apparatus access. Ensure that fire apparatus access roads maintain an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13.5 feet. Roadways shall be an all weather driving surface and capable of supporting the imposed loads of fire apparatus. (See Fire Protection Finding 5)

A-10 Other Documents Required:

The following documents shall be submitted with the Final Construction/Site Plan:

- a. Stormwater Maintenance Covenant:** - A "Developer Covenant to Clark County" shall be submitted for recording that specifies the following Responsibility for Stormwater Facility Maintenance: For stormwater facilities

for which the county will not provide long-term maintenance, the developer shall make arrangements with the existing or future (as appropriate) occupants or owners of the subject property for assumption of maintenance to the county's Stormwater Facilities Maintenance Manual as adopted by Chapter 13.26A. The responsible official prior to county approval of the final stormwater plan shall approve such arrangements. The county may inspect privately maintained facilities for compliance with the requirements of this chapter. An access easement to the private facilities for the purpose of inspection shall be granted to the county. If the parties responsible for long-term maintenance fail to maintain their facilities to acceptable standards, the county shall issue a written notice specifying required actions to be taken in order to bring the facilities into compliance. If these actions are not performed in a timely manner, the county shall take enforcement action and recover from parties responsible for the maintenance in accordance with Section 32.04.060.

A-12 Excavation and Grading:

Excavation / grading shall be performed in compliance with CCC Chapter 14.07.

B	Prior to Construction of Development Review & Approval Authority: Development Inspection
----------	---

Prior to construction, the following conditions shall be met:

B-1 Pre-Construction Conference:

- a. Prior to construction or issuance of any grading or building permits, a pre-construction conference shall be held with the County.

- b. Building Construction

Building construction occurring subsequent to this application shall be in accordance with the provisions of the county's building and fire codes. Additional specific requirements may be made at the time of building construction as a result of the permit review and approval process. (See Fire Protection Finding 2)

- c. Fire Flow

Fire flow in the amount of 2,750 gallons per minute (gpm) supplied at 20 pounds per square inch (psi) for 2 hours duration is required for this application. Information from the water purveyor indicates that the required fire flow available at the site is estimated at 4,000 gpm. Water mains supplying fire flow and fire hydrants shall be installed, approved and operational prior to the commencement of combustible building construction. Fire flow is based upon a 11,000 sq. ft. type V-B constructed building. (See Fire Protection Finding 3)

d. Fire Alarm System

An approved fire alarm system is required at the time of construction for buildings subject to this application. Such systems require separate reviews, permits and approvals issued by the fire marshal's office. (See Fire Protection Finding 6)

B-2 Erosion Control:

Prior to construction, erosion/sediment controls shall be in place. Sediment control facilities shall be installed that will prevent any silt from entering infiltration systems. Sediment controls shall be in place during construction and until all disturbed areas are stabilized and any erosion potential no longer exists.

B-3 Erosion Control:

Erosion control facilities shall **not** be removed without County approval.

C	Provisional Acceptance of Development Review & Approval Authority: Development Inspection
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Prior to provisional acceptance of development improvements, construction shall be completed consistent with the approved final construction/site plan and the following conditions of approval:

C-1 None

D	Final Plat Review & Recording Review & Approval Authority: Development Engineering
----------	---

Prior to final plat approval and recording, the following conditions shall be met:

D-1 Not Applicable

E	Building Permits Review & Approval Authority: Customer Service
----------	---

Prior to issuance of a building permit, the following conditions shall be met:

E-1 Impact Fees:

"In accordance with CCC 40.610 & 40.620, Traffic Impact Fees for Hazel Dell TIF district for the proposed 67-unit 1-5 RV Storage is as follows:

1. Phase 1, \$2,576.11 for 24 RV Storage units;
2. Phase 2, \$2,683.45 for 25 RV Storage units;
3. Phase 3, \$858.70 for 8 RV Storage units;
4. Phase 4, \$536.69 for 5 RV Storage units; and,
5. Phase 5, \$536.69 for 5 RV Storage units. The total TIF amount is **\$7,191.64.**

Trip carry-over from the 2 existing single-family dwellings amounts to:
-\$7,337.32.

Therefore, the traffic impact fees owing is **-\$145.68**. The applicant does not owe any TIF; but, *no cash credits or refunds will apply to permit application.*

The impact fees for this site plan shall be fixed for a period of three years, beginning from the date of preliminary site plan approval, _____, and expiring on _____. Impact fees for permits applied for following said expiration date shall be recalculated using the then-current regulations and fees schedule.³ (See Traffic Impact Fee Finding 1)

F	Occupancy Permits
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Review & Approval Authority: Building
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Prior to issuance of an occupancy permit, the following conditions shall be met:

F-1 None

G	Development Review Timelines & Advisory Information
----------	--

Review & Approval Authority: None - Advisory to Applicant
--

G-1 Site Plans and Other Land Use Approvals - Within 5 years of preliminary plan approval, a Fully Complete application for a building permit shall be submitted.

G-2 Department of Ecology Permit for Construction Stormwater - A permit from the Department of Ecology (DOE) is required If:

- The construction project disturbs one or more acres of land through clearing, grading, excavating, or stockpiling of fill material; **AND,**
- There is a possibility that stormwater could run off the development site during construction and into surface waters or conveyance systems leading to surface waters of the state.

The cumulative acreage of the entire project whether in a single or in a multiphase project will count toward the one acre threshold. This applies even if the applicant is responsible for only a small portion [less than one acre] of the larger project planned over time. **The applicant shall Contact the DOE for further information.**

G-3 Building and Fire Safety

Building and Fire, Life, and Safety requirements must be addressed through specific approvals and permits. This decision may reference general and specific items related to structures and fire, life, and safety conditions, but they

³ The applicant should note that the trip carry-over for the 2 existing single family dwellings are based on current TIF rates; and, the rates are valid for 3 years. After the initial 3-year validity, any increases in TIF rates could push amount over their current carry-over rates.

are only for reference in regards to land use conditions. It is the responsibility of the owner, agent, tenant, or applicant to insure that Building Safety and Fire Marshal requirements are in compliance or brought into compliance. Land use decisions do not waive any building or fire code requirements.

- G-4 Building Elevation Approvals** – Approval of building elevations submitted for preliminary plan review does not ensure compliance with other requirements (e.g., building setbacks) under other construction codes. Compliance with other construction codes is the responsibility of the applicant at the time of building permit issuance.

H	Post Development Requirements Review & Approval Authority: As specified below
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- H-1 Outdoor Lighting** – Exterior lighting shall be located, shielded, and directed to prevent significant off site glare, in accordance with CCC 40.340.010(A)(7) and RCW 47.36.180. (Standard Condition)

Note: The Development Services Manager reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.

Decision Appeal Process:

An **appeal** of any aspect of this decision may be appealed to the County Hearing Examiner only by a party of record. A "Party of Record" includes the applicant and those individuals who submitted written testimony to the Development Service Manager within the designated comment period.

The appeal shall be filed with the Department of Community Development, Permit Services Center, 1300 Franklin Street, Vancouver, Washington, 98668, within fourteen (14) calendar days from the date the notice of final land use decision is mailed to parties of record. This decision was mailed on August 18, 2008. Therefore any appeal must be received in this office by September 1, 2009.

Any appeal of the final land use decisions shall be in writing and contain the following:

- Case number designated by the County;
- Name of the applicant;
- Name of each petitioner;
- Signature of each petitioner or his or her duly authorized representative;
- A statement showing the following:
 - That each petitioner is entitled to file the appeal as an interested party in accordance with CCC 40.510.030(H);
 - The specific aspect(s) of the decision being appealed;
 - The reasons why each aspect is in error as a matter of fact or law;
 - The evidence relied on to prove the error; and,
- The appeal fee of **\$5,240** (Planning = \$4,826 + Engineering = \$414).

Ninety percent (90%) of the fee will be refunded if the appeal is withdrawn in writing by the petitioner at least 15 calendar days before the public hearing to consider the appeal.

Attachments:

- Copy of Proposed Preliminary Plan
 - Copy of the Landscape Plan
 - Copy of the Road Modification
 - Copies showing the Proposed BLA
-

A copy of the approved preliminary plan, SEPA Checklist and Clark County Code are available for review at:

**Public Service Center
Department of Community Development
1300 Franklin Street
P.O. Box 9810
Vancouver, WA. 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011**

A copy of the Clark County Code is also available on our Web Page at:
Web Page at: <http://www.clark.wa.gov>

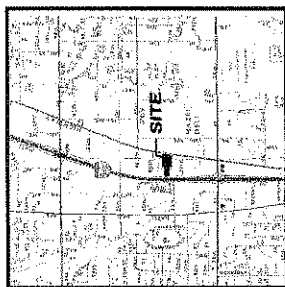
For Staff Only:

Final Plans Required with Construction Plans	YES	NO
Final Site Plan	X	
Final Landscape Plan:	X	
-On-site landscape plan	X	
-Right-of-way landscape plan*		X
Final Wetland Plan		X
Final Habitat Plan		X

*Final right-of-way landscape plan required for projects fronting on arterial and collector streets.

Note: If final plan submittals are required, list each plan under Case Notes in Permit Plan for future reference.

A Preliminary Site within
a portion of the SE 1/4 of
Sec. 3, T2N., R1E., W.M.
Clark County, Washington



VICINITY MAP (NTS)

OWNER:
HWY 99 COMMERCIAL LLC
8320 NE HWY 99
VANCOUVER, WA 98665
PH: (360) 565-8192

CONTACT:
JOEL STIRLING
2208 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
PH: (360) 759-1794
FAX: (360) 759-4983
EMAIL: JOEL@STERLING-DESIGN.COM

SHEET INDEX

1	COVER SHEET
2	BOUNDARY LINE ADJUSTMENT SITE PLAN 1
3	BOUNDARY LINE ADJUSTMENT SITE PLAN 2
4	PROPOSED DEWATERING CONDITIONS
5	PHASE 1 PLAN
6	PHASE 2 PLAN
7	PHASE 3 PLAN
8	PHASE 4 PLAN
9	PHASE 5 PLAN
10	PROPOSED STORMWATER PLAN
11	SITE PLAN WITH FOUR PLAN ELEVATIONS
12	LANDSCAPE & LIGHTING PLAN

SITE DATA:

-- TAX LOT NUMBER: ADJUSTED 62
 -- SERIAL NUMBER:
 -- ADJUSTED 145283-000
 -- AREA: 2.00 ACRES

SITE ADDRESS:
8315 NE 8th AVE
VANCOUVER WA 98665

.TYPE II SITE PLAN
PAC2008-00212

DESIGN STANDARDS:
 TITLE 40 CLARK COUNTY WASHINGTON UNITED DEVELOPMENT CODE
 C.C.C. 40.520; C.C.C. 40.320; C.C.C. 40.340; C.C.C. 40.360; C.C.C. 40.380

NOTE:
Existing utilities shown are approximate only from utility records and as visible at the site. Contractor shall verify presence, location, depth & nature of any and all existing utilities prior to construction. Contact One Call Concepts at (800) 424-5535.

SITE INFORMATION

LATITUDE: 21-00N
 LONGITUDE: 106-00E
 DATE: 1980-01-01
 TIME: 00:00
 OBSERVER: J. H. ...
 VESSEL: ...
 INSTRUMENT: ...
 METHOD: ...
 COMMENTS: ...

OFFICE LOCATION CLASS COUNTY WA

FT. AREA 2.00

PREPARED BY:
STERLING DESIGN, INC.
2200 E. KAYBOURN BLVD.
SUITE A
KAYBOURN, MA 01906
TEL (508) 759-1739
FAX (508) 759-4553
mailto:info@sterling-design.com

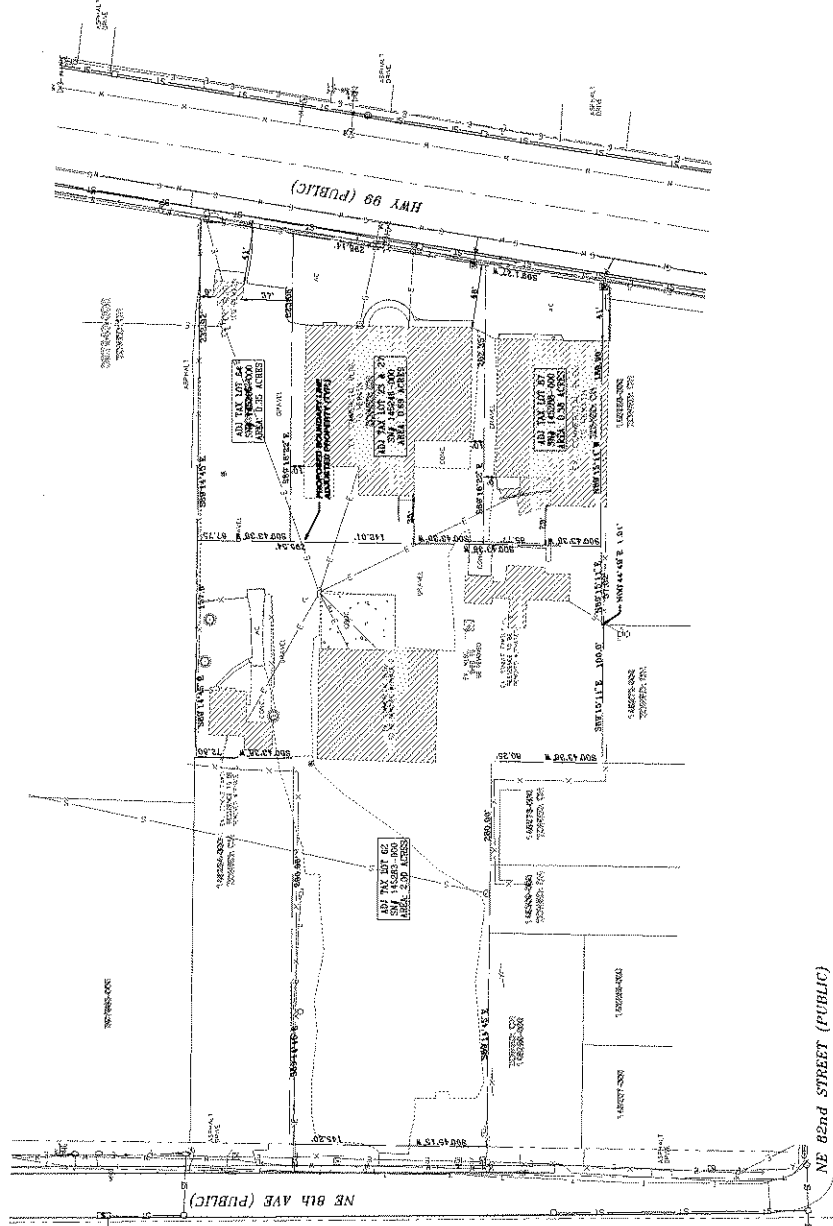
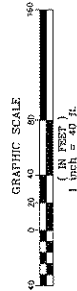
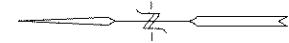
STERLING
DESIGN, INC.

BOUNDARY LINE ADJUSTMENT
SITE PLAN 2 (PROPOSED)
Sheet Description

Project: 1-5 RV STORAGE



Scale: 1"=40'
Project Number: 05-062
Drawn: JGS/BC
Checked: JGS/BC
Date: JUNE 2005
Sheet 3 of 12 Sheets



BUILDING AREA(S):

- PHASE 1: 15,518 SQ.FT.
- PHASE 2: 12,569 SQ.FT.
- PHASE 3: 3,807 SQ.FT.
- PHASE 4: 2,400 SQ.FT.
- PHASE 5: 2,399 SQ.FT.

5. SITE PLAN SHOWING PROPOSED CONDITIONS:

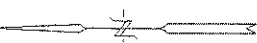
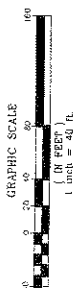
- LAYOUT & DIMENSIONS OF ADJUSTED PARCELS IS SHOWN ON THIS PLAN.
- ADJUSTED PARCELS IS SHOWN ON THIS PLAN.
- AREA OF ADJUST PARCELS IS SHOWN ON THIS PLAN.
- LOCATION OF EXISTING UTILITIES (GAS, WATER, SEWER, ETC.) ARE SHOWN ON THIS PLAN, DRAWN TO 1"=40' SCALE.
- DIMENSIONS OF ALL ROADS (PUBLIC OR PRIVATE) ARE SHOWN ON THIS PLAN.
- LOCATION & DIMENSIONS OF PRIVATE ROAD & UTILITY EASEMENTS ARE SHOWN ON THIS PLAN.

13

NOTES: 1. All areas shown are unimproved only. No utility records and all utility records are shown on this plan. 2. All areas shown are unimproved only. No utility records and all utility records are shown on this plan. 3. All areas shown are unimproved only. No utility records and all utility records are shown on this plan.

SITE INFORMATION

OWNER: LANTIER, M. INC. (201) 212-0488	DATE: 2005
DESIGNER: JGS/BC	DATE: 2005
DATE: 2005	DATE: 2005
DATE: 2005	DATE: 2005
DATE: 2005	DATE: 2005



10' L-1 BUFFER AS REQUIRED BY C.C.C. 40.322.
EXTRACT LOCATION, SIZE & SPECIES FOR
PROPOSED LANDSCAPE SHALL BE
APPROVED PRIOR TO FINAL SITE APPROVAL
TOTAL LANDSCAPE AREA: 17,716 SQ.FT.

LANDSCAPE AREA: 17,716 SQ.FT. ---

PROPOSED LIGHTING TO BE
INSTALL W/STORAGE UNIT
AS REQUIRED PER C.C.C. (TYP.)

THREE TO BE REMOVED (TYP.)

NE 82nd STREET (PUBLIC)

NOTE: Existing utilities shown are approximate only from utility records and as visible at the site. Contractor should verify presence, location, depth & slope of any and all existing utilities prior to construction. Contact One Connect's

(800) 424-5555
SITE INFORMATION

ALIGNMENT & FIELD DATA LATITUDES NW, INC. (360 219-0468) CO. (P.O.) HICKORY CREEK, D & D 0268 ± 008 ON 5 TESTING BY	DATE 4-4	MON. 3000 250° 208'-222" 2.00 \$1,000.00 - \$1,000.00 \$1,000.00 - \$1,000.00
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proud past, promising future

CLARK COUNTY
WASHINGTON

DEPARTMENT OF
PUBLIC WORKS
DEVELOPMENT ENGINEERING

ROAD MODIFICATION REPORT & RECOMMENDATION

Project Name	I-5 RV Storage
Case Number	EVR2009-00042
Staff Engineer	David Bottamini, PE
Report Issue Date	September 17, 2009

SUBJECT PROPERTY:

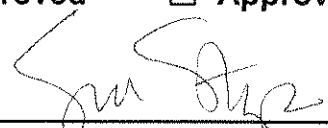
Parcel No.	Address	Road Classification	Parcel Size (acre)
145283-000	8320 NE Hwy 99, Vancouver	"Urban Local Industrial"	0.94

Project Description	Create a 67 space RV storage facility.
Road Modification Request	Allow for the existing frontage improvements to remain without rebuilding the frontage improvements including widening the paved width. The improvements lack a foot of paved width and sidewalk, curb, and gutter on the opposite side of the roadway. A minor road modification has been submitted to address the deficiency.
Code Sections	Per standard drawing #22A for an "Urban Local Industrial".
Approval Criteria	<p>If the development cannot comply with the Transportation Standards, modifications may be granted in accordance with the procedures and conditions set out in CCC 40.550. The request shall meet one (or more) of the following four specific criteria:</p> <ol style="list-style-type: none"><i>Topography, right-of-way, existing construction or physical conditions, or other geographic conditions impose an unusual hardship on the applicant, and an equivalent alternative, which can accomplish the same design purpose, is available.</i><i>A minor change to a specification or standard is required to address a specific design or construction problem, which, if not enacted, will result in an unusual hardship.</i><i>An alternative design is proposed which will provide a plan equal to or superior to these standards.</i><i>Application of the standards of the Transportation Standards to the development would be grossly disproportional to the impacts created.</i>
Applicant's Discussion	1. The applicant proposes that the minor road modification request can be justified per CCC 40.550.010(D)(1) which

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	<p>states that:</p> <p>"The existing road frontage is not constructed to the current transportation standards but determined to meet operational and safety criteria."</p> <p>The applicant states that NE 8th Avenue was improved by WSDOT with the improvements made to I-5. The applicant was not able to locate as-built drawings of the roadway in order to analyze the base rock and asphalt thicknesses. The applicant believes the type of vehicles accessing the proposed site will not require the base rock and asphalt thicknesses of an industrial roadway.</p>
<u>Staff's Evaluation</u>	<p>Staff believes the applicant has provided sufficient justification for the road modification request per CCC 40.550.010(D)(1). Sidewalk, curb, and gutter are not needed on the opposite side of the roadway. However, the applicant shall verify the base rock and asphalt thicknesses are sufficient by performing a thump test or analyzing a core sample of the frontage road.</p>
<u>Recommendation</u>	<p>Staff's recommendation is <u>Approval</u> subject to the condition.</p>
<u>Condition</u>	<p>The applicant shall verify the base rock and asphalt thicknesses of the frontage of NE 8th Avenue are sufficient by performing a thump test or analyzing a core sample of the frontage.</p>

☒ **Approved**
☐ **Approved As Noted**
☐ **Denied**


9-18-2009

 Sue Stepan, P.E., Development Engineering Program Manager DATE